

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County Whitley  
 Jurisdiction Columbia City Redevelopment Commission  
 Allocation Area Code T92006  
 Allocation Area Name Railroad Corridor Economic Development Area

## Form Prepared By:

Name Matt Eckerle  
 Unit/Company H. J. Umbaugh & Associates  
 Phone Number 317-465-1500  
 Email Address Eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	\$6,396,049	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	0	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		\$6,396,049
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	6,443,749	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	126,400	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	52,800	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		\$6,370,149
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99595
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$6,370,145
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$73,604
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.4610
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$1,811
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99595

I, Jana Schinbeckler, Auditor of Whitley County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 10-26-15  
Jana Schinbeckler  
 County Auditor (Signature)

Jana Schinbeckler  
 County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Railroad Corridor Economic Development Area

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Anthony J. Shaafsma  
 Commissioner, Department of Local Government Finance

10-26-15  
 Date

**PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET**

County Whitley  
 Jurisdiction Whitley County Redevelopment Commission  
 Allocation Area Code T92004  
 Allocation Area Name Whitley County Economic Development Area No. 1 (Union)

Form Prepared By:  
 Name Matt Eckerle  
 Unit/Company H. J. Umbaugh & Associates  
 Phone Number 317-465-1500  
 Email Address eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	<u>\$1,996,749</u>	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	<u>97,606,628</u>	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$99,603,377</u>
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	<u>102,664,038</u>	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>20,574</u>	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>4,686,800</u>	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		<u>\$97,997,812</u>
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98388</u>
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$1,964,561</u>	
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$100,699,477</u>	
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>1.3048</u>	
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$1,313,927</u>	
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98388</u>

I, Jana Schinbeckler, Auditor of Whitley County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 10-26-15  
Jana Schinbeckler  
 County Auditor (Signature)

Jana Schinbeckler  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Whitley County Economic Development Area No. 1 (Union)

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Ernst May L. Schaafsma  
 Commissioner, Department of Local Government Finance

10-26-15  
 Date

**PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET**

County Whitley  
 Jurisdiction Columbia City Redevelopment Commission  
 Allocation Area Code T92002  
 Allocation Area Name Columbia City Economic Development Area #2

Form Prepared By:  
 Name Matt Eckerle  
 Unit/Company H. J. Umbaugh & Associates  
 Phone Number 317-465-1500  
 Email Address Eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	<u>\$40,830</u>	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	<u>14,270</u>	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$55,100</u>
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	<u>55,100</u>	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		<u>\$55,100</u>
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00000</u>
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$40,830</u>
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$14,270</u>
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.4610</u>
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$351</u>
<b>2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>1.00000</u></b>

I, Jana Schinbeckler, Auditor of Whitley County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 10-26-15  
Jana Schinbeckler  
 County Auditor (Signature)

Jana Schinbeckler  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Columbia City Economic Development Area #2

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma  
 Commissioner, Department of Local Government Finance

10-26-15  
 Date

# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County Whitley  
 Jurisdiction Whitley County Redevelopment Commission  
 Allocation Area Code T92003  
 Allocation Area Name Whitley County Economic Development Area No. 2 (Rail Connect)

Form Prepared By:  
 Name Matt Eckerle  
 Unit/Company H. J. Umbaugh & Associates  
 Phone Number 317-465-1500  
 Email Address eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	<u>\$287,662</u>	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	<u>1,409,878</u>	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$1,697,540</u>
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	<u>4,187,200</u>	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,701,900</u>	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>822,540</u>	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		<u>\$1,662,760</u>
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97951</u>
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$281,768</u>
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$3,905,432</u>
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.3048</u>
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$50,958</u>
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.97951</u>

I, Jana Schinbeckler, Auditor of Whitley County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 10-26-15  
Jana Schinbeckler  
 County Auditor (Signature)

Jana Schinbeckler  
 County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Whitley County Economic Development Area No. 2 (Rail Connect)

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Christopher S. Shafer  
 Commissioner, Department of Local Government Finance

10-26-15  
 Date

**PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET**

County Whitley  
 Jurisdiction Columbia City Redevelopment Commission  
 Allocation Area Code T92001  
 Allocation Area Name Columbia City TIF

Form Prepared By:  
 Name Matt Eckerle  
 Unit/Company H. J. Umbaugh & Associates  
 Phone Number 317-465-1500  
 Email Address Eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	<u>\$8,112,999</u>	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	<u>665,016</u>	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$8,778,015</u>
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	<u>8,656,649</u>	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>265,400</u>	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>287,770</u>	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		<u>\$8,679,019</u>
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98872</u>
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$8,021,484</u>
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$635,165</u>
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.4610</u>
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$15,631</u>
<b>2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>0.98872</u></b>

I, Jana Schinbeckler, Auditor of Whitley County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 10-26-15  
Jana Schinbeckler  
 County Auditor (Signature)

Jana Schinbeckler  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Columbia City TIF

The base assessed value adjustments as certified above, is approved by the Department of Local Government Finance.

Courtney L. Schaafsma  
 Commissioner, Department of Local Government Finance

10-26-15  
 Date